

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



ROBERT D. COTTER, PP, AICP
PLANNING DIRECTOR

JERRAMIAH T. HEALY, MAYOR
CARL S. CZAPLICKI
DEPARTMENT DIRECTOR

February 13, 2013

Ms. Mayda Arrue
THE JERSEY JOURNAL
30 Journal Square
Jersey City NJ 07306

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday, February 19, 2013 Edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development
30 Montgomery Street, 14th Floor, Suite 1400
Jersey City NJ 07302

Attn: Denise Jefferson

This notice should be billed to the Jersey City Department of Housing & Economic Development, Planning Board Account Number 7947. Thank you.

Sincerely,

Robert D. Cotter
Secretary, Jersey City Planning Board
Division of City Planning

Mayor's Office
Carl Czaplicki, Director,
HEDC
File

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the Regular Meeting of February 5, 2013

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence:
6. Old Business:

Case: P12-028 Preliminary & Final Major Site Plan Administrative Amendment
Applicant: Marsal Group, LLC
Review Planner: Maryann Bucci-Cater, PP, AICP
Address: 201-210 9th St.
New Block: 17031 Lot: 57
Zone: St. Francis Redevelopment Plan Area
Description: 25 DU mufti-Family building, utility location and landscaping change
Decision: Approved.
7. New Business:
8. Section 31 review of 298 Academy St. – Apple Tree House. **Recommended.**
9. Review and discussion of amendments to the Colgate Redevelopment Plan to accommodate the definitions as recently adopted. **Approved and recommended to City Council for Adoption.**
10. Case: P08-058.2 Minor Site Plan Amendment
Applicant: Arshad Malik
Attorney: Eugene O’Connell
Review Planner: Kristin Russell
Address: 829 Newark Ave.
New Block: 9401 Lot: 4
Old Block: 589 Lot: 28.A
Zone: NC – Neighborhood Commercial
Description: Originally approved November 5, 2008. Façade was not built as approved.
Carried. No date specific.
11. Review and discussion of the *Needs Analysis Report Concerning the Determination of the Route 440-Culver Study Area as an Area in Need of Rehabilitation and/or Redevelopment*. Formal action may be taken. **Approved and recommended to City Council for Adoption.**
12. Review and discussion of the proposed Route 440 Culver Redevelopment Plan. Summary Statement: The plan, if adopted by Council, would replace current zoning regulations with new zoning regulations for properties within the above-listed Study Area. Formal Action in may be taken.
Approved with three(3) conditions and recommended to City Council for Adoption.
13. Review and discussion of amendments to the Land Development Ordinance creating the Arts District Overlay Zone for The Riverview Arts District. Summary Statement: The overlay zone will establish on the Zoning Map the boundaries adopted by the Municipal Council in 1984, expanded to reflect subsequent related land use approvals, and will permit artist studios and work/live units within those boundaries. Formal action may be taken.
Approved and recommended to City Council for Adoption.
14. Review and discussion of amendments to the Palisade Avenue portion of the R-2 District of the Land Development Ordinance. Summary Statement: Amendments will add category one and two restaurants as permitted ground floor uses along that portion of Palisade Avenue within the R-2 District. Formal action may be taken. **Approved and recommended to City Council for Adoption.**
15. Case: P12-065 Minor Site Plan
Applicant: Raymond Bulin
Attorney: Thomas Venino
Review Planner: Jeff Wenger
Address: 23 Cottage Street
Block: 7903 Lot: 21
Zone: Journal Square 2060 Redevelopment Plan
Description: Conversion of existing 2-family home to 3-family.
Decision: Approved.
16. Case: P12-044 Preliminary and Final Major Site Plan/Deviations
Applicant: Anupam Varma
Attorney: Ronald Shaljian
Review Planner: Jeff Wenger
Address: 36 Van Reipen Avenue
Block: 7903 Lot: 41
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 3 story, 4 unit residential building
Deviations: Side yard, rear building setback.
Decision: Approved.

17. Memorialized the following resolutions available for review at the Office of City Planning at 30 Montgomery Street, Suite 1400, 14th flr. Jersey City, NJ.
 1. Resolution of the Planning Board of the City of Jersey City Approving Final Major Site Plan # P06-042 submitted by Centex Homes,LLC, (265-275 Custer Avenue)..
 2. Resolution of the Planning Board of the City of Jersey City Approving Administrative Amendment #P11-054 submitted by Mike Stigliano (619 Marin Boulevard).
 3. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Land Development Ordinance regarding Off-Street parking and Loading and recommending to the City Council for Adoption.
 4. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Liberty Harbor North Redevelopment Plan and recommending Adoption by the City Council.
 5. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Land Development Ordinance regarding front yard fencing and recommending Adoption by the City Council.
 6. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Sip Avenue Gateway Redevelopment Plan and recommending Adoption by the City Council.
 7. Resolution of the Planning Board of the City of Jersey City Approving Amendments to the Land Development Ordinance regarding seating standards for Houses of Worship and recommending Adoption by the City Council.
 8. Resolution of the Planning Board of the City of Jersey City Approving a referral from the City Council to reconcile inconsistencies between the LDO and Redevelopment Plans and recommending Adoption by the City Council.
 9. Resolution of the Planning Board of the City of Jersey City Approving and recommending to the City Council for Adoption amendments to the Land Development Ordinance regarding definitions in all Redevelopment Plans to be incorporated into a Master Glossary .
 10. Resolution of the Planning Board of the City of Jersey city Approving Amendments to the Land Development Ordinance clarifying Primary building façade and Front building façade and recommending Adoption by the City Council.
18. Executive Session, as needed, to discuss litigation, personnel or other matters
19. Adjournment

MICHAEL RYAN, CHAIRMAN, PLANNING BOARD